

**Staff
Summary
Report**



**To: Mayor and City Council
Through: City Manager**

**Agenda Item Number _____
Meeting Date: 08/01/02**

SUBJECT: HONDA OF TEMPE AUTOPLEX LOOP LOT 32A #SBD-2002.50

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

BRIEF: Request by Honda of Tempe Autoplex Lot 32A for an Amended Final Plat of Autoplex Subdivision Lot 32 and Lot 2B, located at 7900 South Autoplex Loop.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **HONDA OF TEMPE AUTOPLEX LOOP LOT 32A** (United Auto Group, property owner) for a one lot subdivision located at 7900 South Autoplex Loop. The following is requested from the City of Tempe:

#SBD-2002.50 An Amended Final Subdivision Plat for one lot on 2.75 net acres.

Document Name: 20020801devsrh01 **Supporting Documents:** Yes

SUMMARY: Honda of Tempe is in the process of expanding the existing car dealership facility into Lot 32 and Lot 2B. That expansion requires a re-plat which combines lot 32 and 2b, land adjacent to the north of the existing building. According to the applicant, their intention is to expand both Tempe Honda's sale and Service departments. The proposed one lot subdivision plat appears to meet the minimum standards required by Subdivision Ordinance 99.21. Staff supports this request subject to condition. Public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments / Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended Final Plat
 - D. Conceptual Location of proposed Buildings
 - E. Aerial Photo

HISTORY & FACTS:

<u>April 13, 1989.</u>	City Council approved a zoning change from AG and I-3 to I-1 on 269 net acres located at the southwest corner of Elliot Road and Harl Avenue.
<u>June 29, 1989.</u>	City Council approved the Final Subdivision Plat for Suncor Marketplace Autoplex.
<u>August 16, 1989.</u>	The Design Review Board approved building elevations, site and landscape plans for Honda of Tempe.
<u>February 8, 1996.</u>	The Design Review Board approved the request for building elevations – expansion / addition for Honda of Tempe.
<u>August 24, 2000.</u>	City Council approved an Amended Final Plat, Lot 2, of the Autoplex Subdivision into two new lots, lots 2A and 2B.
<u>October 17, 2000.</u>	The Hearing Officer for the City of Tempe approved a use permit request by Honda of Tempe to relocate an existing modular auxiliary sales office from the temporary overflow sales lot to an existing asphalt parking lot north of the existing dealership.
<u>November 20, 2001.</u>	The Hearing Officer approved two variances requested by Honda of Tempe. One is to waive the required parking lot landscape islands in the rear of the site. Two, waive the required landscape island trees within the El Paso Gas Line easement.
<u>January 11, 2002.</u>	The City Council approved an Amended Final Subdivision Plat for two lots (lots 31 and 32) on 6.25 net acres.

DESCRIPTION: Owner – United Auto Group Realty
Applicant – Jason Segneri, Survey Innovation Group, Inc.
Engineer - Survey Innovation Group, Inc
Existing zoning – I-1
Total site area – 2.75 net acres
Number of lots proposed - 1

COMMENTS: Honda of Tempe is in the process of expanding the existing car dealership facility into Lot 32 and Lot 2B. That expansion requires a re-plat, combining lot 32 and 2b, land adjacent to the north of the existing building. According to the applicant, their intention is to expand both Tempe Honda's sale and Service departments. The proposed one lot subdivision plat appears to meet the minimum standards required by Subdivision Ordinance 99.21. Staff supports this request subject to condition. Public input is not required.

**REASON(S) FOR
APPROVAL:**

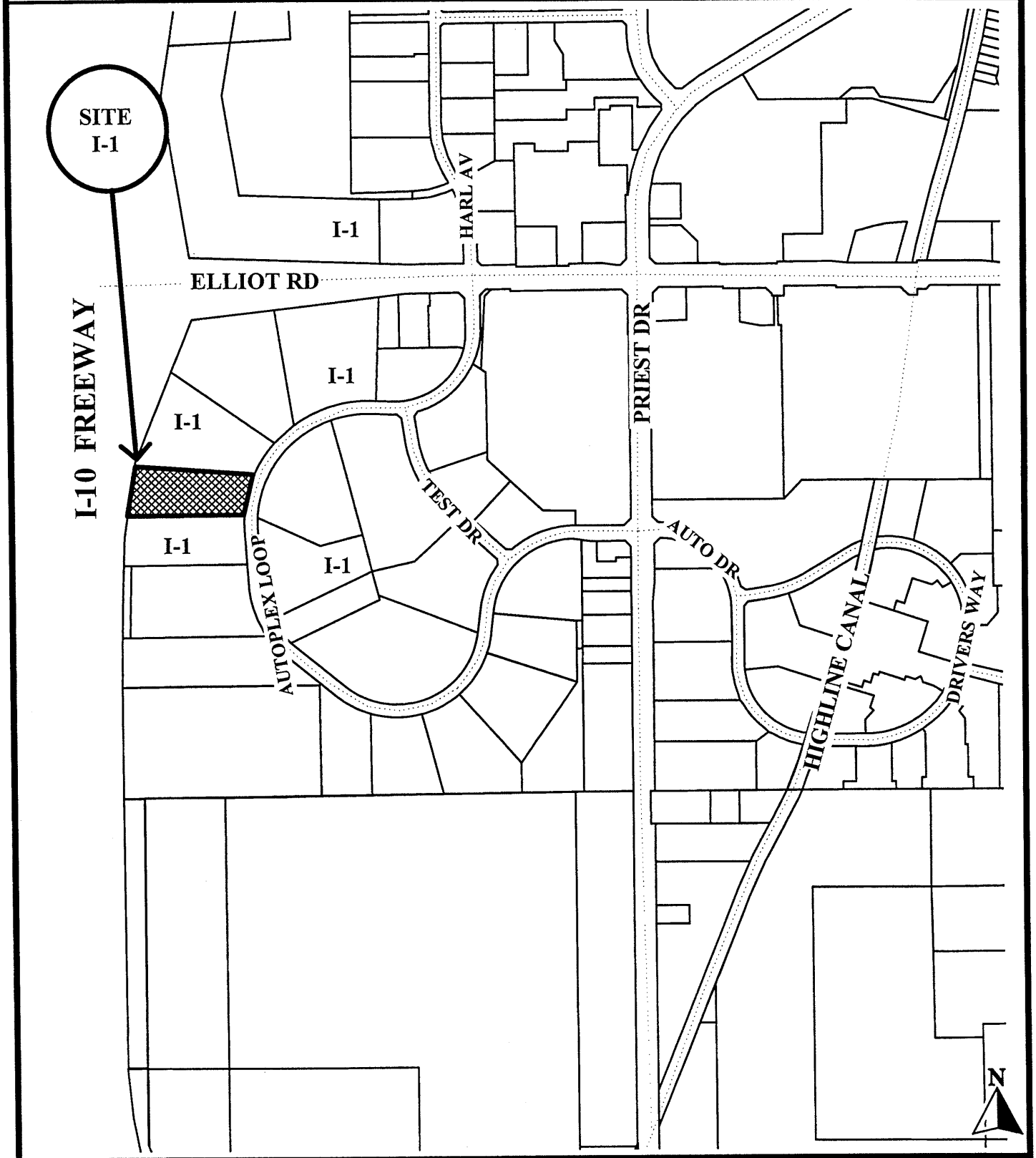
1. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval from the City of Tempe.
4. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded, **on or before August 1, 2003** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. The Planning Division, prior to recordation, shall review details of the document format.

**AUTOPLEX LOT 32A,
AUTOPLEX LOOP**

SBD-2002.50



Location Map

A

LUSARDI

CONSTRUCTION COMPANY

Building Construction
Engineering Construction
Civil Engineering
State License 207287

July 5, 2002

Dee dee Kimbrell
City of Tempe
Development Services Dept.
P.O. Box 5002
31 E. 5th Street
Tempe, AZ 85282-5002

Dear Dee dee Kimbrell:

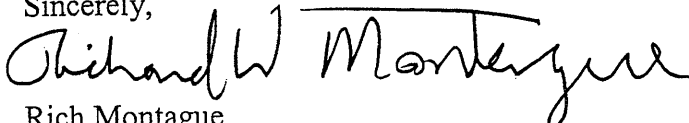
Subject: Request For a Lot Merger and Final Plat of a Portion of Lot 2B and Lot 32 for
Tempe Honda
7900 S. Autoplex Loop
Tempe, AZ 85284

The purpose of this letter is to discuss the request for a lot merger of the northern portion of lot 2B and all of lot 32. United Auto Group (UAG) currently owns all of lot 32 and is in the process of purchasing the northern portion of lot 2B. UAG requests the City of Tempe approve the merger of these two lot, enabling them to redevelop the current Tempe Honda store at 7900 S. Autoplex Loop.

The creation of this new lot will allow UAG to expand both Tempe Honda's sale and service departments. The attached site plan will help clarify the need for these two lots to be merged into one property line. This sheet shows the conceptual redeveloped Tempe Honda site plan, which has not been approved by the City of Tempe Design Review board.

Hopefully this letter and site plans will clarify the need for the lot merger of these two lots. If you have any additional questions regarding this subject or any other questions please feel free to give me a call.

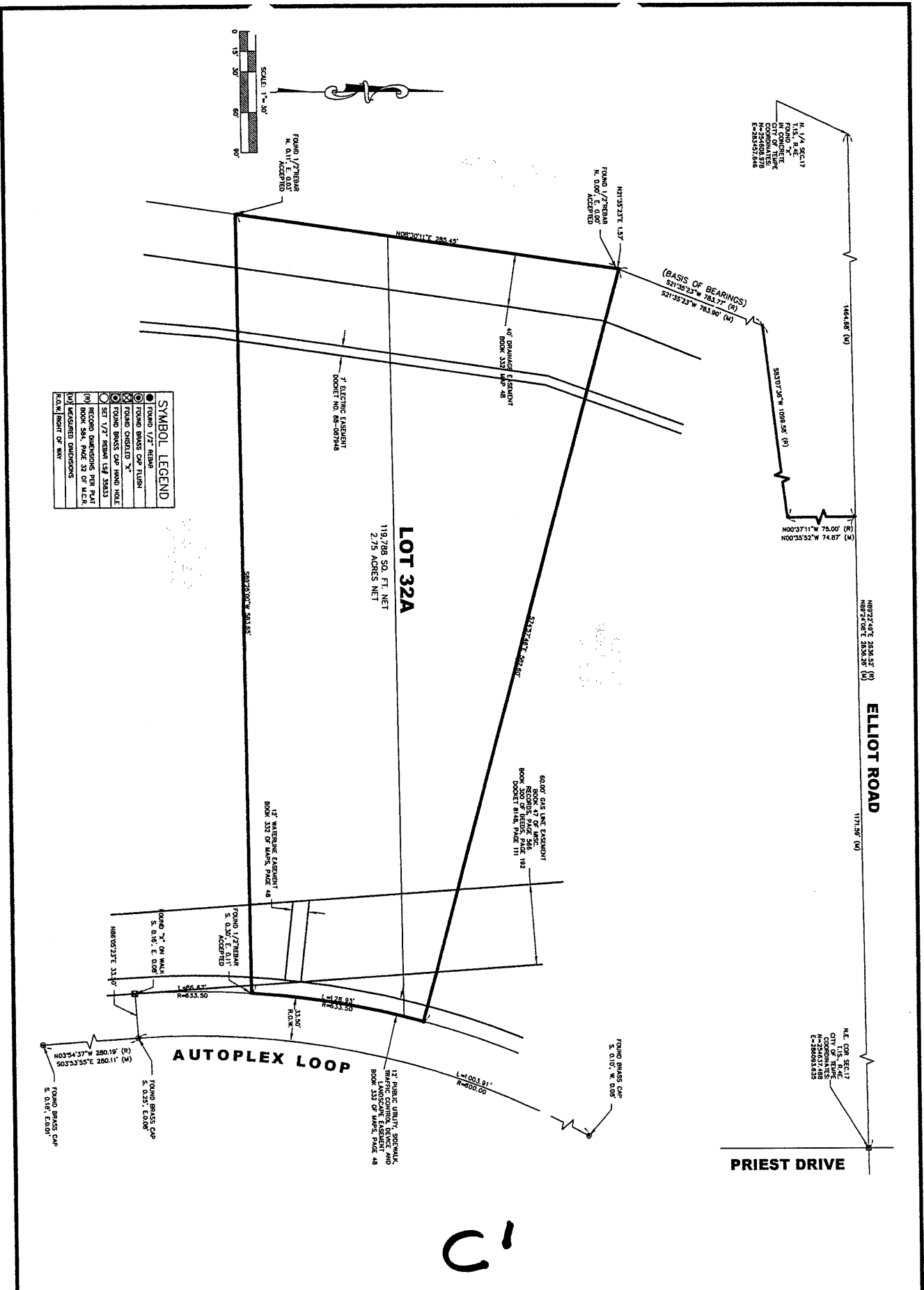
Sincerely,



Rich Montague
Phone: (480) 563-4250
Fax: (480) 563-4275
Cell: (602) 881-0101

CC: Randy Bosch – United Auto Group

B



SYMBOL LEGEND	
●	FOUND 1/2" IRON
○	FOUND BRASS CAP FLUSH
⊗	FOUND CHECKED "X"
⊙	FOUND BRASS CAP HAND HOLE
⊖	SIT 1/2" IRON 1 1/2" DIA
⊕	RECORD DIMENSIONS PER PLAN
⊗	BOOK 34, PAGE 23 OF M.C.R.
⊗	MEASURED DIMENSIONS
⊗	DATA POINT OF VIEW

AUTOPLEX LOT 32A
AUTOPLEX LOOP
TEMPE, ARIZONA

5822 E. LARKSPUR DR.
SCOTTSDALE, AZ 85254
(480) 922-0780
(480) 922-0781

DRAWING NAME:
20727P02

JOB NO.: 02072

DRAWN BY: ELS

CHECKED BY: JMS

DATE: 07/02/02

SCALE: 1" = 30'

SHEET: 2 OF 2



N 00-12-20 W 2648.66

I-10 FREEWAY



E Z →